



Project Narrative

This document will be uploaded to a Case Fact Sheet on the City's web site.

Date: _____

Project No.: _____ - PA - _____

Coordinator: _____

Case No.: _____ - _____ - _____

Project Name: _____

Project Location: 2255 N Scottsdale Rd. Scottsdale, AZ 85257

Property Details:

☐ Single-Family Residential ☐ Multi-Family Residential ☒ Commercial ☐ Industrial

Current Zoning: C-3 Proposed Zoning: C-3

Number of Buildings: 1 Parcel Size: 46,180 SF = 1.059 AC.

Gross Floor Area/Total Units: 4652 SQ. FT., 3020 BASSMENT Floor Area Ratio/Density: _____

Parking Required: 38 Parking Provided: 41

Setbacks: N - _____ S - _____ E - 50' W - _____

Description of Request:

This project is an addition to an existing building structure located at the southeast corner of Scottsdale Road and Oak, Scottsdale, Arizona. The existing building has been located on this site for many years and was originally constructed as a bank building. Approximately nine years ago, the bank was renovated into it's present use, an out-patient surgery center. With this application, an expansion is to be added to the surgery center building. The new addition will add 4652 sq.ft. to the ground level floor plan. The C-3 zoning allows for a maximum building height of 36', however, the new addition does not exceed 24' in height. The addition will match all existing design items including wall types, textures, colors, glass type, frames and handrails. Once the structure is completed, there will be no distinction between new and existing buildings. The existing building had the remains of the original teller drive thru with canopy. This will be removed and replaced with new building and new landscape areas. The existing parking is adequate to meet code requirements for parking for the surgery center and repairs, resurfacing and restriping of the parking lot will complement the new addition. Once completed, the new addition will complete future development on this site and will provide an attractive facility at this Scottsdale Road location.

NOT FOR
CONSTRUCTION

APPROPRIATE
LOCATION OF
EXISTING FIRE
HYDRANT

SCOTTSDALE ROAD

OAK STREET

ALLEY

PROJECT DATA

EXISTING ZONING: C-3
PROPOSED ZONING: NO CHANGE
EXISTING USAGE: OFFICE BUILDING
PROPOSED USAGE: NO CHANGE
ORIGINAL BUILDING AREA:
EXISTING BUILDING: 12,517 SF
PROPOSED ADDITION: 4,551 SF
TOTAL BUILDING: 17,068 SF
AREA OF PROPOSED BASEMENT: 3,879 SF
TOTAL WITH PROPOSED BASEMENT: 20,947 SF
LOT COVERAGE: 3.17%
GRASSY SITE AREA: 14,371 SF + 13,440 AC
NET SITE AREA: 48,388 SF + 1,895 AC
STREETS:
NO PARKING REQUIRED: 10 CARS (1 CAR PER 100 SF)
NO EXIST. PARKING PROVIDED: 11 CARS
NO PROPOSED PARKING PROVIDED: 1 CAR
TOTAL PARKING PROVIDED: 12 CARS
SETBACKS:
FRONT YARD: 5 FEET
SIDE YARD: 5 FEET
REAR YARD: 50 FEET (10:10 TO RE-1 PROP. LINE)

LEGAL DESCRIPTION

THE NORTH 25.1% PART OF THE EAST 1/2 OF THE NORTH 1/2 OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASIN AND RESERVATION, EXCEPT THE 40 FEET THEREOF TO ROADWAY, AND EXCEPT THE NORTH PART OF THE CITY OF SCOTTSDALE AND CONTAINING 1.895 ACRES MORE OR LESS

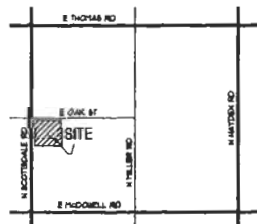
CONTACTS

APPLICABLE:
DR. CHARLIE A. BORNHARD, D.O.
1384 N. SCOTTSDALE ROAD
SCOTTSDALE, AZ 85261
PHONE: 480-441-8000
FAX: 480-758-1988

DESIGN PROFESSIONAL:
BRYAN LEE
DON FOSTER - ARCHITECT
4400 E. PARADISE VILLAGE PKY # 300
PHOENIX, AZ 85044
PHONE: 480-738-1388
FAX: 480-360-1315



DESIGN REVIEW SITE PLAN
1/16" = 1'0"



VICINITY AREA SITE PLAN
1" = 300'0"

PROJECT INFORMATION

Revisions	No.	Date	Description
	1	8/1/05	Initial
	2	8/1/05	Revised
	3	8/1/05	Revised
	4	8/1/05	Revised
	5	8/1/05	Revised
	6	8/1/05	Revised
	7	8/1/05	Revised
	8	8/1/05	Revised
	9	8/1/05	Revised
	10	8/1/05	Revised

Project Title:
BODY SCULPTING
CENTER
ADDITION
DESIGN REVIEW

Scottsdale,
Arizona

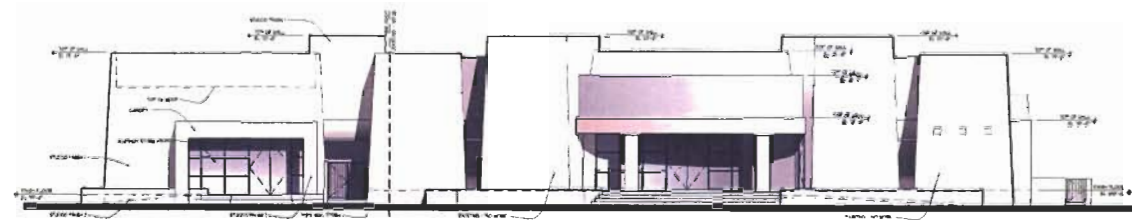
Sheet Title:
SITE PLAN

27-DR-2005
4/7/2005

Sheet Number:

AR1-01

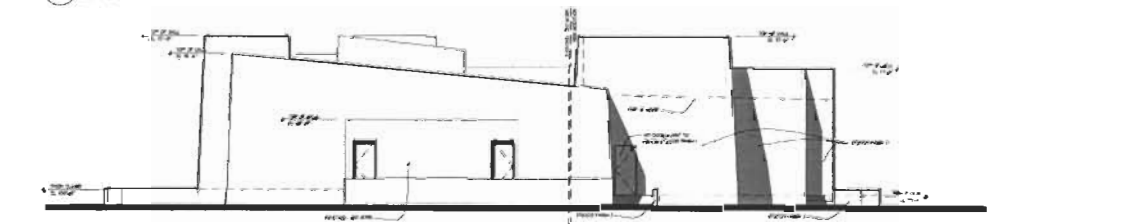
NOT FOR CONSTRUCTION



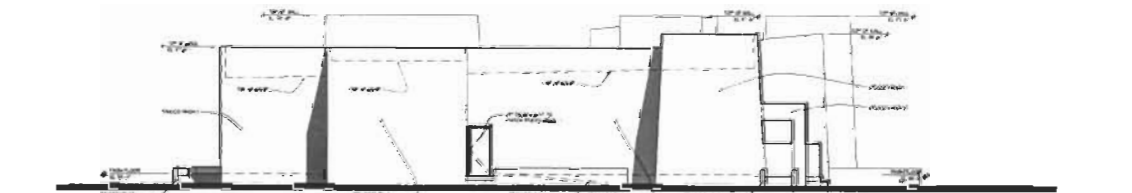
1 NORTH ELEVATION
1/8" = 1'-0"



2 SOUTH ELEVATION
1/8" = 1'-0"



3 WEST ELEVATION
1/8" = 1'-0"



4 EAST ELEVATION
1/8" = 1'-0"

ELEVATION NOTES

STUCCO FINISH: 1. SHOWER BELLSHANE BRASS/STAINLESS STEEL FLAT
2. BRICK FINISH: 2. SHOWER BELLSHANE BRASS/STAINLESS STEEL FLAT
PIPE HUNG WALLS: SHOWER BELLSHANE BRASS/STAINLESS STEEL FLAT
GLASS: CLEAR GLASS
SLABS: DARK GREY TINT

ELEVATION NOTES

1. ALL ROOF DRAINS ARE TO BE PIPED INTERNALLY OR SHALL BE THROUGH WALL. SCUPPERS: 4"
2. ALL ROOF DRAINS ARE TO BE PIPED INTERNALLY OR SHALL BE THROUGH WALL. SCUPPERS: 4"
3. ALL ROOF DRAINS ARE TO BE PIPED INTERNALLY OR SHALL BE THROUGH WALL. SCUPPERS: 4"
4. ALL ROOF DRAINS ARE TO BE PIPED INTERNALLY OR SHALL BE THROUGH WALL. SCUPPERS: 4"

syndex
advanced architectural services

PROGRESS SET
= NOT FOR
CONSTRUCTION

Registered Executive Project Architect
Donald W. Foster Sr.

Revisions

No.	Date	Description

Date: 01/31/05
Project No.: 2005-01-01
Site Name: ADDITIONAL
Drawn By: DWF Checked By: DWF
Scale: As Shown Page: 01
Project: 101

BODY SCULPTING
CENTER
ADDITION
DESIGN REVIEW

Scottsdale,
Arizona

Sheet Title
ARCHITECTURAL
ELEVATIONS
BUILDING 1A
BUILDING 1B

27-DR-2005

4/7/2005
AW-11

Copyright © 2005 by Syndex LLC. All rights reserved.
This drawing is the property of Syndex LLC and is to be used
only for the project and site shown. It is not to be
reproduced or used for any other project without the
written consent of Syndex LLC.

**BODY SCULPTING
CENTER
ADDITION
DESIGN REVIEW**

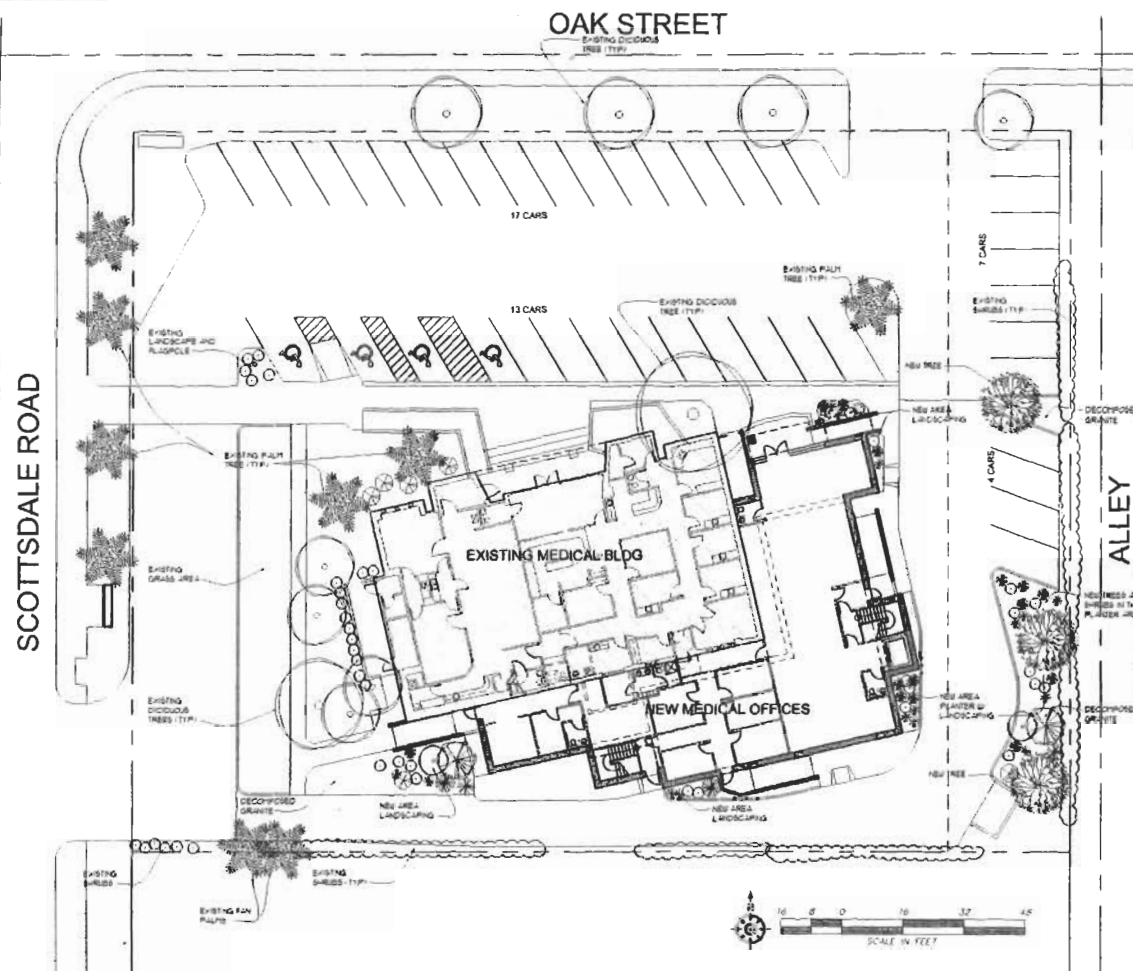
Street Title
LANDSCAPE
PLAN

27-DR-2005
4/7/2005

Sheet Number

LA1-01

Copyright © 2003 by Spondee LLC. All rights reserved. No part of this work may be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without permission in writing from Spondee LLC.



LANDSCAPE PLAN
1/16" = 1'